

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
MONDAY, FEBRUARY 28, 2011

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND OTHERS</u>
Dave Willson, Mayor Jason Truesdell, Chairman (Term to 2014) James Labit, Secretary (Term to 2012) Debbie Mizerany (Term to 2012) Tom Brown (Term to 2013) Jack Fluchel (Term to 2014)	Mike Clement, Alderman, Ex-Officio member Franz Kraintz, Planning and Zoning Director Cynthia Holten, Recording Secretary

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
<u>#11-SUP-011</u> A Special Use Permit is being sought by Les Edwards of ATA Black Belt Academy Inc., to occupy the vacant establishment at 14439-14441 Manchester Road as a place to operate a martial arts studio. The property is zoned C-1.	<ul style="list-style-type: none">• Les Edwards Black Belt Academy ATA Martial Arts 301 Broadway Hannibal, MO 63401 573 248 0500
<u>Manchester Road Great Streets Master Plan</u> Review and Discussion	<ul style="list-style-type: none">• Franz Kraintz Planning and Zoning Director

1. CALL TO ORDER

Commissioner Truesdell called the Planning and Zoning meeting of February 28, 2011 to order at 7:00 p.m.

2. ROLL CALL

Commissioner Truesdell asked the Recording Secretary to take roll.

Commissioner Debbie Mizerany	Present	Mayor David Willson	Present
Commissioner Jack Fluchel	Present	Alderman Mike Clement	Present
Commissioner/Secretary James Labit	Present	Director Franz Kraintz	Present
Commissioner Tom Brown	Present	Cynthia Holten, Recording Secy	Present
Chairman Jason Truesdell	Present		

3. **APPROVAL OF MINUTES**

Commissioner Labit made the motion to approve the minutes of November 8, 2010. Motion seconded by Commissioner Brown; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	0

4. **APPROVAL OF AGENDA**

Commissioner Truesdell asked if there were any changes to the agenda. Commissioner Brown made the motion to approve the agenda as presented. Commissioner Fluchel seconded; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	0

5. **OLD BUSINESS**

There is no Old Business.

6. **NEW BUSINESS**

- A. **CASE #11-SUP-001** –A Special Use Permit is being sought by Les Edwards of ATA Black Belt Academy Inc., to occupy the vacant establishment at 14439-14441 Manchester Road as a place to operate a martial arts studio. The property is zoned C-1 Commercial.

Les Edwards is affiliated with ATA Martial Arts, one of the largest martial arts organizations in the world, and is seeking to expand his business by locating at this establishment in Manchester. He has been owner of a martial arts school since 1994 and currently has one in Rock Hill and in Hannibal. His slogan is, “We want to improve our community one black belt at a time.”

Planning and Zoning Director Kraintz said the allowance of a martial arts studio in this particular zoning district is only allowed by a special use permit. He explained to Mr. Edwards that this Commission is an advisory board to the Board of Alderman and will make recommendations to the Board of Alderman. Director Kraintz said that staff does not have any concerns about the proposed use of this location, which has been vacant for a little over a year. He commented that its size and use appears to be a good fit and welcomed Mr. Edwards to Manchester.

Commissioner Mizerany said it appears that most of the changes to the proposed location will be to the interior and asked Mr. Edwards to describe the changes he intends to make and what the business hours would be. Mr. Edwards said the changes will be minimal. A couple walls would be removed, new flooring laid and fresh paint applied to the walls and the stucco in the front of the building. He said his hours would be Monday through Friday 9:00 am to 9:00 pm, Saturday hours would be shorter and closed on Sunday.

Commissioners Fluchel, Labit and Brown had no questions.

Mayor Willson asked what the “after care” room was. Mr. Edwards said there are a lot of children that go directly home and are by themselves. He is proposing to pick them up from school and bring them to the martial arts school, where they may be given a snack, helped with homework before their martial arts class. This helps the parent because by the time they leave work to pick their child up, everything has been done and the parent can relax. Mayor Willson commented that he thought it was where the children would go after being injured on the martial arts mat. Mrs. Edwards added that they are the

only martial arts school that provides this service and it has proven to be very popular at their Hannibal location. Plus this provides more jobs since they would require additional employees to watch and tutor the children.

Alderman Clement asked how the business was going to be marketed. Mr. Edwards said he does a lot of rack cards and networking with other businesses. They use coupons and newspapers, internet, website, and signage. They get into the school system and hold various programs that teach children how to better handle themselves in daily situations.

Alderman Clement asked assuming this Commission and the Board of Alderman grant approval, how soon would the business open. Mr. Edwards said he wants to open by May 1, 2011.

Commissioner Brown asked what the closest martial arts location was. Mr. Edwards said he believed there was one over at the Nationalway Shopping Center as well as a boxing gym. Mr. Edwards said it depends on the martial arts that are taught, but he really caters to children. He said his goal is to build confidence and self esteem in the children.

Commissioner Brown asked Director Kraintz if the signage would remain the same. Director Kraintz said the business would comply with the signage requirements, which equates to five percent of the wall surface. Mr. Edwards then asked about a temporary banner while the sign company was building his sign. Director Kraintz explained the details about a 60 day temporary banner.

Commissioner Truesdell asked what the ages of the students are and if they will have insurance coverage. Mr. Edwards said the starting age is 4 with no age limit. The business has a two million dollar liability policy and everyone signs releases. Commissioner Truesdell asked how an injury is managed. Mr. Edwards said they have only had one serious situation and that was where one individual had broken his leg but only because he had brittle bone disease. The procedures in the policy manual were followed, 911 was called and the student was taken care of. There is also insurance carried on the students through our organization. For our older students of 50+ years of age, there is a heart defibrillator on site and all employees are trained in administering CPR.

Commissioner Truesdell asked where Mr. Edwards' other locations were and was told he had businesses in Hannibal, Quincy, and Rock Hill. Mr. Edwards currently lives in Hannibal and wants to move to Manchester.

Commissioner Truesdell asked if Mr. Edwards will be hosting large competitions on the premises. Mr. Edwards said that the location is not large enough, but that he will be hosting a regional tournament off site and are looking at Lindenwood College as a possible site. There are usually 600 to 1000 competitors, which is good for the community, and last year's tournament that was held in Quincy brought in four million dollars.

Mayor Willson asked why Mr. Edwards chose Lindenwood then suggested that Wildwood has a large community college and fitness center with ample parking. Mr. Edwards said he wasn't familiar with the area and that the tournament would require about 30,000 to 40,000 sq. ft. He said he has hosted these events over the last ten years and because of the number of participants, everything must be scheduled, organized and practically set in stone to assure all the participants know what to do when. These tournaments run Friday night and all day Saturday.

Director Kraintz asked if high schools would qualify as suitable venues for these tournaments. Mr. Edwards said they would if they have more than a single basketball gym. Mayor Willson said that Parkway South has three gyms.

Commissioner Truesdell asked how the "after care" program worked. Mr. Edwards said some parents drop off their children and with a 15-passenger van can pick up the children from school. According to the Missouri State Motor Vehicles Division, a driver does not require a chauffeur's license for this size of van. Commissioner Truesdell asked if there was a separate charge for the "After Care" program. Mr. Edwards said they charge one fee and for this particular program they charge them for the after care program but give them the martial arts classes for free.

Commissioner Truesdell asked if this would fall under child care use. Director Kraintz responded that he didn't regard this business as a day care business which is regulated by state statutes where licensing is required. This program is a complementary service to the primary business. Mr. Edwards added that at most the children are there for an hour and a half.

Commissioner Labit offered information about the Manchester Homecoming held in September. He said the Homecoming Committee is always looking for an organization to display their ware on the main stage. Mayor Willson said both he and Alderman Clement are members of the Homecoming Committee and suggested that Mr. Edwards contact either one of them or Eileen Collins, Director of Parks and Recreation for more information about Homecoming.

Commissioner Labit made the motion to make a favorable recommendation to the Board of Aldermen regarding the Special Use Permit #11-SUP-001. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	0

7. MANCHESTER ROAD GREAT STREETS MASTER PLAN REVIEW

Director Kraintz said this plan has been in the making for about two years. The Design Workshop and team were before this Commission about a year ago seeking the vision and input of the Commission on the future of the corridor. After a long period, the plan has been finalized, and the Commission has had it for about the last thirty days.

This plan forms the vision of the five communities of Manchester, Ballwin, Ellisville, Winchester and Wildwood and sets the future for the Manchester Road corridor between Highways 141 and 109.

As a great street, this master plan not only looks at how to move traffic efficiently and safely, but it is also intended to provide these essentials:

- 1) connections to adjacent subdivisions
- 2) provide safe and inviting pedestrian environments
- 3) provide higher density usage
- 4) create more attractive and appealing places to visit

This plan was formulated from input from elected and appointed officials such as yourselves from each community as well as the communities' business leaders, MODOT, other utility providers and numerous other stakeholders. By its very nature, this plan is long range and far reaching. There are things that seemingly can be done in little time and other improvements that are going to transpire over several decades, if they even happen at all.

Of course creating a plan that covers five municipal jurisdictions and involves the state highway department is very ambitious. Yet to improve the corridor involves everyone working together in order to respond to the competition shown by other commercial retail centers like Gravois Bluffs and Chesterfield Valley. Of course improving the economic vitality of the corridor affects the well being of communities along the corridor. This is a strong motivator, but without a vision for the future the corridor will not transform, move forward, or prosper.

This overview will explain what the plan does and doesn't do.

- The plan is long range – 10-15 years if not longer.
- It is not a construction document with plans and documents ready for building.
- The plan is general and conceptual and creates general ideals of things to pursue.
- It is short on details and specifics, but those will come later.
- This plan is dynamic and flexible.

- This plan is not set in stone or static.
- This plan will be implemented in steps or stages and not all done at once.
- This plan involves common threads to connect the communities along the corridor.
- It does intend to usurp the authority, autonomy or discretion of any community.
- This plan calls for the communities to work together and solve common problems.
- It does not expect the same solution to apply to each community.
- This plan expects the five communities to collaborate and identify a suitable organizational structure for them to implement the plan.
- It does not dictate or impose a regional authority, not of our choosing or liking.
- This plan is not intended to end the work needed to implement or achieve these goals—it is but the beginning.
- This plan is unique in that for Manchester Road to establish itself as a prime corridor and as a strong retail service economy, all five cities and MODOT must work together to support the plan.

Director Kraintz said to emphasize his point, he asked the Commission how many of them would be willing to make the recommendation to adopt the plan. He said the central tenets and principles of this plan form the current trends and planning practice and they are ideals of which we all can aspire to. If you abide by that, then the Commission would be in a position to adopt the plan.

Director Kraintz said the details and specifics of the plan will come later as we work together with our sister cities and with the organizations and community leaders to determine exactly what projects will be done, but for now, these are general concepts. General concepts such as access management, back street circulation, a grid network, and pedestrian friendly features are all central tenets and principles to which this plan aspires and it imparts to you the notion of a commitment to work with the sister cities to bring about this change.

Adoption of the plan is but one step toward implementation. It shows commitment to the Great Streets concept and is one step toward the city entering into a Memorandum of Understanding (MOU) with the other cities of which three have already adopted the Memorandum of Understanding. Ultimately signing the MOU, confers certain responsibilities upon the city. It demonstrates its commitment in creating a regional authority and finding a dedicated funding source to pay for these improvements.

The plan does not subscribe which way to address these things but provides only a recommendation of the concepts contained here, and certain caveats of clarification can be provided.

In summary this is a plan of action, although some may say it is overreaching and may even be “pie in the sky”. And while it can’t be predicted what can be accomplished, since it truly is ambitious, at the very least it gives some vision of what can be. It will be up to us to work with our sister cities and among ourselves to see that this becomes a reality because without it, we will continue to amble along without any course or direction.

Director Kraintz asked for any comments or questions.

Commissioner Labit said at the meeting held in Ballwin, Ed Blattner had quite a bit of markups and concerns about the plan that he wasn’t able to share. But it would be very good if he could share of few things tonight

City Administrator Ed Blattner said the he and Director Kraintz had a number of discussions about the Great Streets program. He then referred to the plan and pointed to the section about the signage and address coordination of the district and said he felt it was a good first step to this process and something that the City could move forward on.

Mr. Blattner said last April he and the Mayor had attended the Great Streets meeting at the Ballwin Golf Center. He said the consultants presented us with a cost estimate of the Great Streets implementation. The report alluded to an investment of over twenty-nine million dollars for Manchester. Of that total, almost 17 million dollars was considered public investment and 24 ½ million dollars was private investment. He said this is a very ambitious plan with a lot of good points, but it all boils down to a lot of cost issues and

investment of undertaking those issues, which are a major concern. As Director Krintz pointed out, we are looking at a 15 to 20 and possibly a 30 year plan. We have to be careful moving forward our investment shows productivity. We can't spend a half million dollars and don't have anything to show for it. We have to be cognizant of the fact that we have to get a return on our investment. However, he reiterated that there is the possibility of doing the signage and address locations as possible first steps. As you get into the study, there will be more things that you will need to investigate and discuss amongst yourself.

Mr. Blattner commented on the Memo of Understanding. He noted that item 14, in the MOU, states that the MOU is not a binding contract; however, in items 4, 6 and 7, do make it a binding contract. As an example, the MOU includes the joint funding of the Manchester Redevelopment District which would be taxed, hiring of an Executive Director of the District would incur a paid salary, and finally setting up a special Board of Directors. While he isn't against this MOU, he felt there needs to be some clarifications. And even though three mayors have signed it, Mr. Blattner felt it is a binding contract, especially when we will be setting up a district, generating sales tax, and collecting money. In closing, he said the plan has a lot of good points that we should try to implement, but it also has some things that need to be looked at further.

Commissioner Truesdell asked if the city attorney had reviewed the MOU. Director Krintz and Mr. Blattner both said they didn't think so. Director Krintz added that once the MOU goes before the Board of Aldermen Mr. Gunn will be very involved in it. Commissioner Truesdell asked that since it's meant to be signed in counterpart by five different cities, what is our discretion going to be to change anything in that MOU that we don't agree with. He commented that Mr. Blattner brought up some very valid points and that the city wants to have some input into its language.

Director Krintz said that judging by some of the comments he'd heard from the members of the other communities, they don't want to get into a pattern of making a lot of changes to the initial MOU document. This is supposed to be evidence of a commitment to the process, to moving forward. It is a commitment to invest in the future of our communities and using the corridor as the focus for that. You'll note the first thing in the MOU calls for the adoption or approval of this plan. The principles contained therein are the ones that all of us are going to pursue. We don't know the exact outcome, we don't know what the final version is going to look like, but ultimately those five to ten principles and central tenets are the ones that this plan is about and the ones we are intending or supposed to pursue together.

Commissioner Truesdell voiced his concern on adopting a plan that is not anywhere near fully planned out. But there are so many things that just aren't figured out yet.

Mayor Willson said that we are not agreeing with plan, but we are agreeing that the cities agree to move forward with this MOU that we are working together. We may not do anything with the plan. The City of Manchester may decide that we don't have enough footage. We are only going from Hwy. 141 to Baxter Road. We've already told them we weren't going to do much on the south side to the historic buildings. Those millions of dollars include burying all the electric and utility cables, and adding apartments and buildings where people could live and have shops underneath, but we are no where near thinking about those things. Winchester has only one side of the street. And the frontage road once you get passed Baxter Road heading toward Ballwin, Ellisville and Wildwood, their buildings are set 30 to 60 feet from the curb. Compared to the south side of Manchester, there is the street, sidewalk, and entrance to the front door of these buildings' front doors. Manchester's concept is going to be totally different. We may only get involved in signage and lighted street signs, and not have nearly the investment that Ballwin or Ellisville would. We are not saying that we are going to spend anywhere near the amount of dollars that are in the MOU. So all this is doing is saying that the five cities understand the concepts and agree to work together and move forward.

Commissioner Mizerany said it is her impression that basically we're just agreeing to be part of the group and from there we'll go forward with exactly how it all plays out. Even though the concept is here, it is not an actual plan.

Commissioner Truesdell said he looks at the MOU and it seems to try to be both specific and non-specific at the same time. For example item 2, "...seek to incorporate the plan into the plans of the cities of Manchester, Winchester, Ballwin, Ellisville and Wildwood over the next 18 months." Where does that 18

months come from? Then items 6 and 7 talk about directing the Board to hire a manager for the district within six months of the organization's incorporation. What is the incorporation of the organization?

Director Kraitz said to that question how do we combine and ally our forces. One of the ways to do that was to follow the model of the Great Rivers Greenway. Five of the seven metropolitan counties secured a dedicated funding source through the voters of a sales tax and all agreed to implement trails and things of this sort and it became a very successful model which the framers of that legislation thought it could work in our instance too. The meeting in Ballwin on February 5, discussed how to move forward with that type of legislation. He reiterated that he didn't think anything was being rammed down our throats. It is the terms of an organization that is to our liking and choosing and while we haven't gotten there yet in any of the discussions, if there is something about anything here you don't like, this is part of the caveats or qualification we would make to any statement of collaboration. You should know that there are benefits to creating a regional district. One is to have an overseeing authority that pushes the corridor itself, not the individual interest of each community. As we discussed, we will still have the power or authority but there will be an overarching organization that looks after the corridor for the entire 6 to 7 miles between Hwy. 141 to Hwy 109. In addition there has to be a dedicated funding source. Each community has its own competing interest through their budgets to pay for this and that. But if there was a dedicated funding source these types of things, roadways, signage, etc., then this becomes more of a financial reality. Again the details are not worked out, but the wheels are turning to start discussing what are the parameters, what is the footing that we all need to move forward in this manner as a regional group. That's why this is so unique. He said this for two reasons: 1) It is unprecedented in one degree or another and 2) those who wish to provide grant money for this type of work love regional projects where you are crossing jurisdictional boundaries because it hits all the right planning buttons.

Alderman Clement said he shares the concern about expecting this commission to approve something without the legal review of this MOU. Commissioner Truesdell has expressed his own reluctance and Alderman Clement said he feels the same thing. He doesn't think this Commission should take this lightly and simply pass this on to the Board of Aldermen. Even though we are told this is an early stage, he said he thinks the Commission needs to ask many questions and have any legal concerns addressed. This Commission just needs to do due diligence, ask those questions, find goes answers, then come back to the Commission to discuss before passing onto the Board of Aldermen.

Mayor Willson said this is the first time this was this was presented to a Planning and Zoning Commission. Perhaps we are doing this in reverse, but this was all done at the Board of Aldermen level with no input from Planning and Zoning in any other city so we thought the City of Manchester should do it the other way around and get input from its Planning and Zoning Commission first. Additionally, we weren't going to do anything until we saw the plan, which was supposed to have been here at the end of last September. He said he didn't expect that the Commission to espouse this plan as it was presented tonight; we just are looking for the Commission's input. He suggested that the Commission invite other mayors who have signed onto the plan and/or Maggie Hills from East-West Gateway to the P&Z meeting before it is recommended to the Board and get their input on this plan. He commented we are not ramming this down anyone's throat; we just want your input.

Commissioner Brown said currently we are car row with many car dealers along the corridor, yet the plan shows apartments and shops, yet we have this blockage which concerns him. He said he realizes it is long term and we are not Kirkwood, but perhaps we can enhance Second Street. He said he understands the other communities and how everyone wants to react together, but he's looking at our community and it appears that the communities further out will be expanding more than we will and is worried about our community.

Director Kraitz said we, too, are concerned. Solutions will be different for each community. The same thing won't happen in Ballwin or Ellisville, as would happen here. However, there will be some common threads that unite us that make this corridor more inviting and appealing and making it a destination. He used the old axiom, "Change is Constant." He then referred to the car dealers and said while you may see them as obstacles, one day it may be decided they need an Interstate location and need to move. And next thing we will have all this vacant space available and this plan provides some direction as to what to do with it. He added when the comprehensive plan was done in 2003, it predicted something happening in this

corner in maybe 20 years, but it only took 5 years for such a transformation (at Hwy 141) to occur. And this was because a new six-lane divided highway came through there among other things.

Commissioner Mizerany said she recalls working on the comp plan and the recommendations made by the consultants included a lot of same vision as in this plan. It included some type of redevelopment of Old Town Manchester to keep it historic yet add the pedestrian friendly shopping, townhomes, etc., which she thought was a good thing. She said she knows it will be difficult to get to that point with resistance from some of the current land users. But as was stated before, we don't know what the future may bring, so although we may not be able to implement it now there may come a time where we have the opportunity to do something with it. If it's sprung on us and we don't have a plan or know the direction we want to go, then we may end up accepting something that is offered to us just because we don't know what else we want to do. We need to have the vision when a car dealer decides to leave or another area becomes vacated fairly suddenly and know what to do with it.

Commissioner Mizerany referred to the plan regarding establishing a Board of Directors and hiring a manager for the district and said a lot of what is described here is something that our present Planning and Zoning Director already does. She asked if we would be required to hire a separate person or if current staff could be enlisted in the tasks of this position.

Director Krintz said he also wondered what the intention of this requirement was. Certainly those who framed this did not intend to usurp the responsibilities of the current planning directors of each community. But it is the intention to have a dedicated professional to coordinate the activities here, to seek out grants for outside funding and to do the marketing and basically do the leg work that each of the five planning directors could do, but would take them away from their respective city responsibilities and tasks. He then gave an example. The "low hanging fruit" in this plan, such as the block numbering system along Manchester Road, uniform lighting, and enhanced bus stop somewhere central in our communities could be done first. There was a round of grant funding, which was started in December 2010. And the energies of the five planning directors should have been able to get a grant in. They met with the East-West Gateway Board of Directors, who reviewed the proposal and gave some encouraging words, but it all fell through the cracks. It took all five planning directors to coordinate all this, yet no application had been submitted and consequently no grant awarded. The benefit of having a dedicated regional manager for the five communities, would insure that this process would be managed and the proper procedures would be followed and results be achieved in a timely manner.

Commissioner Truesdell said what would really help him in making a decision is if the city attorney, Pat Gunn, would explain to the Commission what it is we are agreeing to, what the ramifications are if one of the cities alleges that another city is not putting forth full effort or if another city decides to back out of the plan altogether. He said he agrees it is a great plan, and if we truly are not committing ourselves to anything, if it is not going to potentially result in litigation or commitment of expense at this time by the city, he could support it. But, he added, but he wants to have the opinion of the city's attorney of what we really are agreeing to first.

Director Krintz said if that's all it is that is good news. He said most of the concerns were with the adoption of the MOU. Alderman Clement injected that the Commission is not saying it is okay with the master plan. Commissioner Truesdell said his concerns are committing to anything right now. He said he did not want the City to commit to a plan that is viewed as incomplete at this point. He added that the City could agree that it is a good plan and is something to continue pursuing and considering but it is not great and it is not 100% done yet. He said he does not want to recommend that the City signs the Memorandum of Understanding which later on it may be decided that it isn't a good thing to pursue or something else occurs, another city is not holding up its end and litigation or other problems come up between the cities.

Mayor Willson said this person that will be hired will be paid around \$40,000 and have office space at the West County Chamber, of which the five cities will share the costs proportionally. The City of Manchester alone has paid over \$25,000 on storm water studies and people won't sign easements and never went forth. So we spend money sometimes to no avail. He said we need to know what the true cost of this person is going to be. This person will be the one to go out and sell this program and making the calls to the businesses. There already is a business steering committee and are looking at us to see how this is going to benefit them. MODOT is involved since it involves curb cuts and such on their state highways, so they

will have input as well as many other entities. So it's not going to happen because of what we do tonight, or in two weeks or after Pat Gunn gives his opinion. Don't get hung up on this person we have to hire to represent the five cities. All of this was started way back when Asa Wilson was mayor and he heard about it in 2008 at a Mayor's Meeting and now it's 2011. They won't be digging up Manchester Road on April 1st. I understand wanting to have Pat Gunn's opinion and we certainly can do that, but all we are doing tonight is getting your input, talking about what we want to do and how we should proceed. Don't look at this as committing ourselves to anything major. We need to move forward.

Committee Mizerany said she had originally thought that each city would be required to hire a regional manager instead of one manager hired to represent all five cities. Director Kraitz also confirmed that the newly created Board of Directors would also represent all five communities.

Alderman Clement disagreed with Director Kraitz's assertion that the Commission is okay with the master plan. He said he doesn't understand enough about it and would like to see a couple things occur before proceeding with this plan. He felt many of the Commissioners have questions and he definitely wants to hear the opinion of the city attorney on the MOU, which is the first step. He would like to see a formal overview of the master plan indicating the key concepts. He said what he's heard tonight is that there isn't a lot of planning done to this thing yet, which concerns him. If there is, in fact, good strong planning that has come out of this study, then he'd like to hear it from staff and other resources who could walk us through the points of the plan and detail the advantages. Another concern is what kind of tax might be imposed to fund this. We've added additional tax in some of the other areas already and we hear about taxes in this plan. Also we need to learn more about the MOU. He added he is not ready to suggest that this Commission approve the master plan.

Director Kraitz referred to Commissioner Truesdell's comment that the plan "is not done yet" and asked to explain. Commissioner Truesdell said Director Kraitz said in his presentation that the "specifics will come later". There are numerous things that have to be figured out. Granted, some of those items cannot be determined until steps are taken to move forward, but he would just like to see "some of the blanks" filled in. However, he added that his position is that if the MOU is truly not committing the city to anything, then he is not concerned about approving a plan to continue developing and implementing the plan.

Commissioner Labit said he's gone to all the meetings on this whole process and given what he went thru and participated in he thinks the plan in a general sense is good. The concept of sprucing up the street is a good thing and I think the City deserves the same, especially for such a major corridor. However, when he went to the last summary meeting, he heard two things: One is "We have a plan." And then I heard it totally can be changed. So is there a plan or just a concept that isn't really a plan but more of a framework. Also at one of the meetings, one of the aldermen from Ballwin asked if we created the separate district and it creates a Board, what would the effect on the authority of the Cities to make the decisions within their own governing areas be. Commissioner Labit said he didn't think there was any clear answer given. He said when he was reading the memo from Director Kraitz, it says the five cities will be a group, there will be cost for improvements and there will be a need to identify dedicated and sustainable funding source. He commented he sees the word "expensive" and he sees this lawyer who is advertising his wares as a lawyer/lobbyist and boasts that he created the Great Rivers Greenway Plan.

Commissioner Labit said before he retired there was a similar organization to this Great Rivers Greenway organization in Illinois. It had a taxing district with Directors, Executive Director and that sort of thing and they did get a millions and millions of dollars of funding to create these greenway trails. But they also got rather cavalier about a lot of things, dictating where they wanted their trails to go. Some organizations objected and it became a fairly strong political wrestling match to try to curb the bulldozer mentality that had developed in this over laying organization. He has a concern that there are no specifics about limitations of their authority, where it says..."the governing organization that administers and has authority over the funds this tax generates." The implication is that they will have the authority to impose taxes, but it doesn't say anything about who would have approval or right of refusal or anything about spending or allocating those funds to the cities. He asked who would keep a leash on these people. He said they created a little TDD on the south side of Manchester and hundreds of thousands of dollars of taxpayers money was being spent on a law firm instead of being put into work for grounds and streets and intersections. So what we have is this wonderful "pie in the sky" idea but the devil's in the detail. He said I

see “unity and solidarity is paramount in receiving favorable attention of the legislature. He asked why the state legislature needs to be involved in what five cities do in creating a district and questioned if this was a “state” thing and this all will interact. He next read, “...The chosen method is to have each participating community pass the resolution and favor the MOU that outlines what is expected and required of each community to partner together.” He commented that “required” is used, which suggests that we must do what it says and not just a simple suggestion and asked what does it really say. Item 1 and Item 2 says it is going to seek to incorporate the plan into the plans of the City of Manchester over the next 18 months. He asked if that is an option or a mandate and wondered where the 18 months came from. He understands it to mean that once this thing is signed, we will have 18 months to incorporate that into the city. Item 3 says, “Seek revisions to zoning codes and business regulations in the next 18 months. So at the same time we are trying to incorporate this plan, we have to be looking at our codes and making revisions before we have finished figuring out how the plan might even be incorporated. He said he doesn’t see this as being realistic.

Mayor Willson suggested the Commission invite Maggie Hills to a meeting to answer the many questions that have been brought up tonight.

Director Kraitnz said we can invite any number of guests or speakers, but it is the Memorandum that you are focusing on.

Commissioner Labit said he supports Alderman Clement in his request for an outline and Powerpoint presentation. He commented there was a great deal of reading in this packet with many “consultant” words that can be construed a lot of different ways. He said he would like to see what can be done without all this taxing stuff and asked where was the State of Missouri’s Highway Department in all this. They were not at the final meeting and have been very peripheral in this whole development. He said he understands that in 14 months they plan on doing a major rehab of some sort to Manchester and wondered if they are considering this plan in this.

Director Kraitnz said Commissioner Labit has brought up some very good questions. He said if you look at the section of Manchester Road in front of the building that we sit in tonight, you may question where was the State of Missouri when those utilities were put underground and the median was put down in the middle of the road for access management. The State is not going to do those things. Instead they had to rely on a private developer, on the City of Manchester to allow this development to occur for that to happen. He said I would submit to you that placing those utilities underground and a large percentage of that access management has helped that segment of the corridor both in appearance and safety. That’s why it becomes incumbent upon us, because I doubt in a lot of situations the State is interested or it will take longer than 30 years for the State of Missouri to do the types of things we are talking about. It is not in their vested interest; it is in our vested interest.

Commissioner Labit said he wasn’t aware that the State of Missouri didn’t pay for that and said it was a very good point and an important element to bring up. This plan stops at Hwy. 141, but our City limit does not. He said as a city and a planning body I would think we would want to include the whole reach of the Road within the City of Manchester.

Director Kraitnz said there is no reason not to extend it past there. Listening to the comments tonight, the MOU needs to be reviewed by the city attorney, who will have just as many questions as presented tonight. But I’m sure he will be in the same room negotiating all the various aspects of the MOU with the other five city attorneys. The reason the state is involved is because when you are creating a unit of local government they would act as a taxing district, we are “creatures of the state” –the State has to create us. So they would act as a taxing district much like a city. Commissioner Labit interjected it was the first time he’d heard that this would be a unit of local government. Director Kraitnz answered this unit of government, as a taxing district, is much like a fire and protection district or a TDD that the State of Missouri has to approve.

Director Kraitnz said the first thing everyone needs to do is have this expression of commitment to the whole procedure. Based on the fact that they understand and see the validity and merits of working together to achieve this plan, three of the five communities have already done that without having their Planning and Zoning Commissions have this type of discussion.

Alderman Clement said he believes those three communities didn't bother to ask the questions that we are asking right now. He said he doesn't think we should rush the process simply because the other three communities have signed that MOU. He added that the Board will certainly have the same if not more questions. We need to hear and see more about this before we can make a decision. And when we do make that decision it will be the right one.

Director Krintz apologized if it was interpreted that the Commission should "rush" into this. The second aspect of this plan is to present more details of the overall central principles. For instance on Way Finding Signage, which is to help pedestrians and motorists know where they are going, it doesn't detail how they are to look, what the color or size should be. These specifics are purposelessly left up to each and all five communities to determine. The plan cannot dictate and prescribe those details. But the plan does state that we need a Way Finding System and all five communities have agreed to this.

Commissioner Truesdell said over the course of years, a lot of this stuff may become inapplicable, such as the Way Finding Sign. For instance GPS may replace this system. Mayor Willson interjected that the trouble is there is a 1542 Manchester Road and you go four blocks and there is another 1542 Manchester Road. The GPS won't tell you which 1542 you are going to. The signage was going to be lit up to show you the block you're in and such and that's what the businesses want. Commissioner Truesdell added that that's where technology is going and Mayor Willson affirmed and added that we may all shop online and never shop down Manchester Road.

Commissioner Labit made the motion to table the Manchester Road Great Streets Plan while the city attorney has had a chance to review the plan and an outlined presentation is provided. Commissioner Brown seconded the motion; it was tabled by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	0

7. PLANNING AND ZONING DIRECTOR'S REPORT

Planning and Zoning Director Krintz reminded the commissioners that the Annual Appreciation Dinner is scheduled for this Thursday, March 3, at Tucker's.

8. EX-OFFICIO'S REPORT

Alderman Clement said not at last Board of Aldermen meeting, but heard that it was an interesting one. He encouraged everyone to attend the next Board meeting since more elaboration will be presented on some of the topics that had been discussed.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Commissioner Fluchel pointed out that his and Commissioner Truesdell's term dates on the Minute's page were incorrect.

Mayor Willson said he went to St. Louis County and talked to one of the managers about the pink rock that had been used on the road. He said she admitted that the pink rock and road emulsifier wasn't as effective as it should have been and said this spring they will be addressing the issue and going back to using the black rock.

Mayor Willson said that the County is building hazardous waste disposal sites which will be open in the Fall 2011.

Commissioner Truesdell asked how the selection process was coming on the open commissioner slot. Mayor Willson said he has received a couple resumes but is waiting until after April 5 before making any decision. Commissioner Truesdell encouraged everyone to vote this election.

Commissioner Truesdell commented that his father, a non-resident of Manchester, is tired of reading about all the negative press on Manchester and on its Board members. It's embarrassing and when you have elected officials abstaining from voting, they are basically engaging in gross dereliction of duty, manipulating the system and cheating, which are not the way things are done. He said he is hoping there are changes made here very shortly so that the City of Manchester can get back to business.

Mayor Willson said he's gotten comments like "Your city is a mess." He said he also is tired of reading all the negative stuff about Manchester and emphasized emphatically that there is nothing wrong with the City of Manchester. We have a fine city, fine residents, the Highland, great schools, parks, and churches. We are in a very enviable spot financially. We're building a new pavilion, fixing the pool, and planning for concerts in the park, Homecoming and many other great programs throughout the year. Plus they have the best mayor they ever had! We do have some issues with some of the elected officials, but it's not the City. We have many dedicated aldermen and commissioners who have been doing a great job for the City for many years. There is nothing wrong with the City of Manchester.

10. ADJOURNMENT

Commissioner Brown made the motion to adjourn the Planning and Zoning Commission meeting of February 28, 2011, at 8:35 p.m. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	0

Respectfully submitted by Cynthia M. Holten, Recording Secretary

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